

A C T I O N A G E N D A

DESIGN REVIEW COMMITTEE Chula Vista, California

**April 4, 2005
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Alberdi, Magallon, Mestler

ABSENT: Araiza and Drake

APPROVAL OF MINUTES: January 10, 2005 and March 7, 2005 (continued)

PUBLIC HEARING:

1. DRC-05-03 Maria Lezama
 268 Del Mar
 Chula Vista, CA
 Design review permit to allow the construction of a 2,016 s.f. unit to replace an existing 637 s.f. unit on a lot containing 3 units. This new unit will encroach approximately 9-feet into the required rear yard setback.

Project Manager: Jeff Steichen, Associate Planner

Action: (Alberdi/Magallon) (3-0-0-2) Approved removal from calendar.

2. DRC-04-59 Mr. Ralph Bwy
 971 Fourth Ave
 Chula Vista, CA
 Preliminary review of the conversion of a 59-unit apartment project into a 57-unit condominium project, with some remodeling, building additions and landscape improvements.

Project Manager: Ann Pease, Associate Planner

Action: (Alberdi/Magallon) (3-0-0-2) Approve to continue to April 18, 2005.

3. DRC-05-34 Panda Restaurant Group, Inc.
 Chula Vista Crossings, 4501 Main St., Chula Vista, CA
 Construction of a 2,448 sq. ft. fast food restaurant consisting of 52 indoor seats and 24 outdoor patio seats.

Project Manager: Frank Alvarez, Community Development Specialist

Action: (Alberdi/Magallon) (3-0-0-2) Approve with recommendation to delete neon along barrel vaulted architectural element and inverted arch at entry.

PRELIMINARY REVIEW:

4. DRC-05-22

El Dorado Ridge, Phair Co.

The project is a vacant 11.46-acre lot located on the east side of Brandywine Avenue across from Mendocino Drive in southwestern Chula Vista.

Project Manager: Richard Zumwalt, Associate Planner

Action: (Alberdi/Magallon) (3-0-0-2) Approve to continue to April 18, 2005.

BUSINESS ITEM:

5. DRC-04-63

Hamilton Plaza, LTD/Danmor Inc.

54-94 Kingswood Dr.

Chula Vista, CA

Substantial conformance determination of a reviewed site plan.

Project Manager: Jeff Steichen

Action: (Alberdi/Magallon)(3-0-0-2)Approve substantial conformance. Concur with recommendation that planter area be reduced as long as the City's Landscape Planner has reviewed and approved the plan. A root barrier is also recommended for the trees that will be installed in the planter.

ADJOURNMENT:

At 5:10 p.m. to a regular meeting on Monday, April 18, 2005 4:30 p.m. in Council Chambers.